

AGENCY: Department of Administration, Executive Budget Office

SUBJECT: Permanent Improvement Projects

Final Land Acquisition

- (a) **Project:** JBRC Item 2. SC State University PSA
H24.9658: Building Acquisition (Pee Dee Cluster)
- Request:** To purchase an 10,534 square foot office building on .50 acres, located at 315 West Pine Street in Florence, South Carolina.
- Included in CPIP:** No – The opportunity to acquire the facility did not become available until January 2020.
- Phase I Approval:** June 2020 (estimated at \$1,270,000) (SFAA)
- CHE Approval:** N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Facilities Grant	20,000		20,000	1,250,000	1,270,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,250,000</u>	<u>1,270,000</u>

Rationale: The facility will allow the 1890 Program to increase their program delivery and community engagement in the Pee-Dee region. This acquisition will provide the opportunity for the university to obtain a permanent home in the Pee Dee region of the state. It will provide the program with the visibility and facility required to enhance the life-long program offerings to the residents of the Pee Dee. It will provide administrative, programmatic, and research space for programs, activities, and services in the areas of 4-H and youth development, family, nutrition and health, sustainable agriculture, and natural resources, community development, education innovation, and other informal learning opportunities.

Characteristics: The property to be acquired is .50 acres with a 10,534 square foot office building that was constructed in 1996 (14 years old). The facility will house 6 staff and serve 3,000 clients. The building will provide classroom and laboratory spaces.

Financial Impact: The property is offered by Donna F. Calcutt of Florence, SC for \$1,250,000. If acquired, the facility will require some renovations to accommodate classroom and laboratory spaces, which is estimated to cost between \$300,000 to \$425,000. The acquisition will be funded from Federal, USDA Facilities Grant Funds (uncommitted balance \$3.9 million at August 24, 2020). The project is expected to result in an increase of \$52,884 (years 2 and 3) in annual operating expenses. An appraisal was completed by Robert R. Elliott, Jr, MAI, SRA and Eric Goodwin, MAI in March 2020, and valued the property at \$1,250,000. A Phase I Environmental Site Assessment was completed by Bunnell Lammons Engineering in March 2020 and revealed no evidence of recognized environmental conditions (RECs), Historical Recognized Environmental Condition (HRECs), Controlled Recognized Environmental Conditions (CRECs) or Business Environmental Risks (BERs) in connection with the property. A Building Condition Assessment was completed by Bunnell Lammons Engineering in March 2020 and did not find any items that should be addressed immediately. Letters of support have been received from Florence County, the City of Florence, and Florence 1 Schools.

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Establish Construction Budget

- (b) **Project:** JBRC Item 3. University of South Carolina - Columbia
H27.6130: Taylor House Maintenance Renovation
- Request:** Establish Phase II to complete a significant amount of interior historic restoration and building systems replacement on the Taylor House.
- Included in CPIP:** Yes – 2019 CPIP Priority 5 of 14 in FY20 (estimated at \$1,630,000)
- Phase I Approval:** August 2019 (estimated at \$1,630,000) (SFAA)
- CHE Approval:** 9/3/20

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Private Gifts	24,500		24,500	1,105,500	1,130,000
Other, Institutional Capital Project				500,000	500,000
All Sources	<u>24,500</u>		<u>24,500</u>	<u>1,605,500</u>	<u>1,630,000</u>

Summary of Work: The project will include architectural restoration of floors, walls, plaster finishes, fireplaces, and the monumental stair. Infrastructure work will include new mechanical systems, electrical systems, fire sprinklers and service core functions including egress stair.

Rationale: Maintenance restoration and new building systems are required for future building occupancy.

Facility Characteristics: The Taylor House is 13,917 square feet and was constructed in 1908 (111 years old). The building's mechanical and electrical infrastructure has been updated since 1908; however, the existing systems are beyond their service life and must be updated as part of this maintenance project. 20 staff members and 20 clients are expected to use the space associated with the building.

Financial Impact: The project will be funded from Institutional Capital Project Funds (uncommitted balance \$27.1 million at January 31, 2020) and Private Gift Funds (uncommitted balance \$1.2 million at August 25, 2020). Revenue to the Institutional Capital Project Fund is generated from the portion of tuition and fees designated for State Institution Bonds. Revenue to the Private Funds account are received from private sources and expended based on contractual arrangement. The project is expected to result in an increase of \$37,400 (year 1), and \$74,800 (years 2 and 3) in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$319.50 per student per semester, and has increased from \$301.50 to \$319.50 for the academic years 2015-2016 to 2020-2021 respectively.

Full Project Estimate: \$1,630,000 (internal) funded by Institutional Capital Project and Private Gift Funds. Contract execution is expected in April 2021 with construction completion in January 2022.

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- (c) **Project:** JBRC Item 4. Medical University of South Carolina
H51.9851: Basic Science Building Air Handler Unit #1 (West Side) Replacement
- Request:** Establish Phase II to replace the Air Handler Unit #1 (West Side).
- Included in CPIP:** Yes – 2019 CPIP Priority 1 of 5 in FY20 (included in Capital Renewal Projects – this component estimated at \$4,500,000)
- Phase I Approval:** December 2019 (estimated at \$4,500,000) (SFAA)
- CHE Approval:** 10/1/20

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Reserves	67,500		67,500	1,932,500	2,000,000
Other, Deferred Maintenance				2,940,000	2,940,000
All Sources	<u>67,500</u>		<u>67,500</u>	<u>4,872,500</u>	<u>4,940,000</u>

Summary of Work: The mechanical scope of work will include new heating, ventilating and air conditioning (HVAC) systems. New infrastructure and utility systems include the steam system, chilled water system and condensate drain system. Additionally, the control system will be replaced for system monitoring and the electrical distribution system will be updated for the air handler units.

Rationale: This 200,000 cubic feet per minute air handler serves floors 1 through 6 of the west side of Basic Science Building. This equipment is 19+ years old and nearing the end of its service life.

Facility Characteristics: The Basic Science Building is 335,663 square feet and was constructed in 1973 (47 years old). There are 300 – 400 faculty and staff permanently housed in the building. In addition, this building is a major academic building with 400 – 500 students entering it daily.

Financial Impact: The project will be funded from Institutional Reserves (uncommitted balance \$7.7 million at July 31, 2020) and Deferred Maintenance Funds (uncommitted balance \$4.2 million at September 15, 2020). Revenue to the Institutional Reserve Fund account is remaining from prior capital investments set aside for major long-term investment projects or other anticipated capital expenses. Revenue to the Deferred Maintenance fund was established in 2013 when the university adopted RMC (Responsibility Centered Management) as the budget model. This budgeting model allocates all state appropriations and tuition/fees to the colleges and allocates all grant indirect cost recoveries to the grantee's college or unit. MUSC does not charge a separate plant improvement fee to the students. Under RMC, a Strategic Investment Fund has been created based on a percentage tax on certain college revenue streams. Approximately \$4 million of the Strategic Investment Fund retained by central administration is used to fund facilities and deferred maintenance. The source of funding varies each year and is dependent on what each college has identified as available funding. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project.

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Full Project Estimate: \$4,940,000 (internal) funded by Institutional Reserve and Deferred Maintenance Funds. Contract execution is expected in March 2021 with construction completion in April 2022.

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Establish Project for A&E Design

- (d) **Project:** JBRC Item 5. Midlands Technical College
H59.6162: Midlands – Airport Learning Resource Center Improvements
- Request:** Establish Phase I pre-design for an interior renovation and reallocation of spaces within the Learning Resource Center located in the Academic Center on the Airport Campus.
- Included in CPIP:** Yes – 2019 CPIP Priority 1 of 1 in FY20 (estimated at \$2,500,000)
CHE Approval: 9/3/20

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other – County				37,500	37,500
All Sources				<u>37,500</u>	<u>37,500</u>

Summary of Work: The renovation will include a complete transformation of the interior space to allow for better circulation and will include new lighting, carpet, paint, wall paper, furniture, shelving fixtures, signage, additional electrical and data circuits, redesigned mechanical/HVAC ductwork, and reconfigured walls to create additional staff offices, study rooms, and a large computer classroom.

Rationale: Function of the space has dramatically changed since it was built and therefore the existing space will be re-purposed to meet the current and future needs for student networking and collaboration.

Facility Characteristics: The Academic Center is 75,538 square feet and was constructed in 1989 (32 years old). The area to be renovated is approximately 11,275 square feet. The facility is utilized by Academic Affairs, Learning Resource Center and the Library. The gate count for any given fiscal year expected to exceed 250,000 people.

Financial Impact: The project will be funded from County Funds (uncommitted balance \$17.5 million at June 30, 2020). Revenue to the fund is received from the county for renovations and the operation of the College's physical plant. These funds are received from Richland and Lexington Counties. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$75 per student per semester, and has not increased for the academic years 2015-2016 to 2020-2021 respectively.

Full Project Estimate: \$2,500,000 (internal) funded by County funds.

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Establish Construction Budget

- (e) Project: JBRC Item Sep. Midlands Technical College
H59.6140: Midlands Center for QuickJobs Training and Workforce Development
- Request: Establish Phase II for the complete replacement of the existing four-story Lindau Engineering Technology (LET) building on the site of the existing two-story Engineering Lab (EL) building.
- Included in CPIP: Yes – 2020 CPIP Priority 1 of 1 in FY21 (estimated at \$30,000,000)
Phase I Approval: June 2018 (estimated at \$30,000,000) (SFAA)
CHE Approval: 9/3/20

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds				10,000,000	10,000,000
Other – County	1,050,000		1,050,000	12,416,075	13,466,075
Other – Institutional Capital Project				3,033,925	3,033,925
Other - College				3,500,000	3,500,000
All Sources	<u>1,050,000</u>		<u>1,050,000</u>	<u>28,950,000</u>	<u>30,000,000</u>

Summary of Work: The work will include demolishing both the four-story Lindau Engineering Technology (LET) building and the two-story Engineering Lab (EL) building. A parking area will be constructed on the LET site. The new four-story building will be approximately 56,600 square feet and will include classrooms, labs, and offices for the business and information technology programs as well as general purpose classrooms and general science labs and other support spaces. The building will be constructed to meet Green Globes certification standards.

Rationale: Replacement is consistent with the college's Master Facilities Plan.

Facility Characteristics: The Lindau Engineering Technology Building is 65,000 square feet and was constructed in 1968 (52 years old). The Engineering Lab Building is 13,000 square feet and was constructed in 1970 (50 years old). The new 56,600 square foot facility to be constructed will primarily be used for business and information technology programs. General purpose classrooms and basic science labs will also be included in the space to allow students to access these courses from the Beltline Campus. The new facility will be utilized by approximately 4,500 students, faculty, staff and clients.

Financial Impact: The project will be funded from State Institution Bond Funds (to be issued by the college for \$10,000,000), County Funds (uncommitted balance \$17.5 million at June 30, 2020), Institutional Capital Project Funds (uncommitted balance \$6.9

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million at June 30, 2020), and College Funds (uncommitted balance \$3.5 million at June 30, 2020). Revenue received from Richland and Lexington County are for the operation of the college's physical plant. Revenues in the Institutional Capital Project Funds are received from tuition revenue pledged for the annual debt requirement and held at the State Treasurer's Office. Revenues in the College Funds are from the college reserves and county reserves from past projects. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$75 per student per semester, and has not increased from the academic years 2015-2016 to 2020-2021 respectively. As a result of meeting Green Globes certification standards, it is anticipated that there will be a total of energy savings of \$1,350,900 over a 30-year period.

Full Project Estimate: \$30,000,000 (internal) funded by State Institution Bonds, County funds, Institutional Capital Project funds and College Funds.

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Establish Project for A&E Design

(f) Project: JBRC Item 6. Northeastern Technical College
H59.6163: Marlboro Campus Renovations

Request: Establish Phase I pre-design to renovate 18,210 square feet and upfit 11,560 square feet of new additions, exterior façade improvements, and new exterior recreation area with decorative fencing.

Included in CPIP: Yes – 2019 CPIP Priority 1 of 2 in FY22 (estimated at \$5,760,497)
CHE Approval: 10/1/20

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other – Restricted Capital Contributions				82,657	82,657
All Sources				<u>82,657</u>	<u>82,657</u>

Summary of Work: The interior renovations will include new restrooms, a nursing training location, EMT classrooms, an upgraded welding area and metal fabrication shop, a construction technology area, a tutoring classroom, an office for SC Works with a community room, a Diesel technology classroom and garage with storage space, a mechatronics, a recreation area, a lobby entrance, and roof replacement. Specialty equipment and process piping are not included in this estimate. The existing roof is an ethylene propylene diene terpolymer (EPDM) roof and is 21 years old. The new roof to be installed will be a new 60 Mil White TPO Mechanically attached roof system over new insulation. The new roof will include a 20-year material warranty and a 20-year labor warranty upon completion. The addition to the building will be added to provide a space for a diesel technology garage/storage space for the Diesel Mechanics program.

Rationale: The college was recently awarded a National Science Foundation (NSF) grant entitled "Pathways to Diesel Technology Careers for High School and Community College Students" and the addition to the building for the diesel technology garage/storage space will be utilized for their NETC dual enrollment and diesel technology students.

Facility Characteristics: The Marlboro Campus is on approximately 6.9 acres and is leased from the Northeastern Technical College Foundation. There is one 46,238 square foot building included in this project which was constructed in 1999 (21 years old). Approximately 18,210 square feet will include interior renovations, with 11,560 square feet to be added to the building. The current NETC Marlboro Campus serves over 445 students and 35 employees throughout Marlboro County and surrounding areas. This campus will also serve as the primary campus for industries, businesses, and citizens of Marlboro County (2019 population: 26,118) and surrounding areas.

Financial Impact: The project will be funded from Restricted Capital Contributions (uncommitted balance \$83K at July 14, 2020). Revenue to the fund is received from private

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donors and designated only for capital renovations at the NETC Marlboro Campus. The project is expected to result in an increase of \$15,000 (years 1 thru 3) in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$36 per student per semester, and has not increased from its inception in academic year 2018-2019.

Full Project Estimate: \$5,510,497 (internal) funded by Restricted Capital Contributions and EDA Grant Funds.

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Establish Project for A&E Design

- (g) Project: JBRC Item 7. Department of Administration
D50.6052: Elevators Modernization & Controls Replacement
- Request: To establish Phase I design for the modernization of the passenger elevators in the Calhoun Building, DSS North Towers and Sims/Aycock Building.
- Included in CPIP: Yes – 2019 CPIP Priority 1 of 25 in FY21 (Sims Aycock estimated at \$1,703,781),
2019 CPIP Priority 12 of 25 in FY21 (Calhoun Building estimated at \$677,600)
&
2019 CPIP Priority 14 of 25 in FY21 (North Towers estimated at \$1,573,000)
- CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				120,000	120,000
All Sources				<u>120,000</u>	<u>120,000</u>

Summary of Work: The scope of work will include the replacement/upgrade of the elevator controls and modernization of the elevator cabs.

Rationale: The elevators and control systems are passed their life expectancy and need modernization in order to bring them into compliance with current governing codes and regulations. The elevators experience frequent interruption of service due to their age and repair parts are difficult to find and often must be fabricated, thus extending the periods when the elevator(s) are off-line and out of service. The elevators are critical to the operation of the agencies and are necessary to maintain safe operating conditions.

Facility Characteristics: The Calhoun Building is approximately 85,150 square feet and was constructed in 1926 (94 years old), and the controls were last modernized in 1993 (27 years old). The North Towers total approximately 135,000 square feet and were constructed in 1974 (46 years old), and the elevators and controls are original to the building. The Sims/Aycock Buildings total approximately 253,596 square feet and were constructed in 1965 (55 years old), and the elevators and controls are original to the building. The elevators are operated and maintained by the SC Department of Administration. The passenger elevators are utilized by approximately 190 Judicial Branch personnel in the Calhoun Building, 500 SCDHEC personnel for the Department of Health and Environmental Control in the Sims/Aycock Building, and 560 DSS personnel for the Department of Social Services in the North Towers, as well as visitors to each agency.

Financial Impact: The project will be funded from Depreciation Reserve Funds (uncommitted balance \$551K at August 10, 2020). Revenue received is derived from the rent account which receives rent charged to agencies. The Phase I budget is 2.7% of the estimated cost to complete the project, and the funds will be used for an expert vertical transportation sub-consultant to the A&E, and for ACM

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investigation services, to determine whether asbestos abatement will be required. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,450,000 (internal) funded by Depreciation Reserve Funds, FY20 Capital Reserve Funds and FY21 Appropriated State, Part 1A Section 93 II.C.2 Permanent Improvements.

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- (h) Project: JBRC Item 8. Department of Administration
D50.6054: SCCB - Buildings A, B, C & D - Replace HVAC Units and Light Fixtures
- Request: To establish Phase I design to renovate all four buildings on the SC Commission for the Blind located on the 1430 Confederate Avenue, Columbia Campus.
- Included in CPIP: Yes – 2020 CPIP Priority 33 of 33 in FY21 (estimated at \$6,248,135)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Commission for the Blind Grant				77,350	77,350
All Sources				<u>77,350</u>	<u>77,350</u>

- Summary of Work: The scope of work includes replacement of the existing HVAC units and light fixtures with more energy efficient type units. The central air handlers will be replaced, along with the central boiler. Outside air units to Buildings A, B and C will be added, VAV's in Buildings A and C will be added, and all interior lighting with associated electrical, controls and ceiling will be replaced.
- Rationale: The heating and AC system for the complex was installed in 1997 (23 years old) and requires almost weekly maintenance calls. In addition to making it almost impossible to work inside the buildings, it requires blind consumers staying in the dormitory to have to stay in a hotel several times per year when the system goes down. This project will replace that system.
- Facility Characteristics: Building A is 21,939 gross square feet, Building B is 13,736 gross square feet, Building C is 22,522 gross square feet and Building D is 10,478 is 10,478 gross square feet and all buildings were constructed in 1978 (42 years old). Each building is utilized by approximately 100 SC Commission for the Blind Administration Employees, customers and visitors each day.
- Financial Impact: The project will be funded from SC Commission for the Blind Grant Funds (uncommitted balance \$1.7 million at July 10, 2020). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$5,156,685 (internal) funded by SC Commission for the Blind Grant Funds.

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Phase II Budget Increase

- (i) **Project:** JBRC Item 11. Department of Administration
D50.9976: New SLED Forensic Laboratory Building
- Request:** To increase the Phase II budget to allow for all the owner provided items outside of the actual construction budget.
- Phase II Approval:** January 2017 (estimated at \$17,800,000) (Admin.)
- Phase II Budget Incr. /CSOF Approval:** July 2018 (estimated at \$54,078,993) (Admin.)
- Included in CPIP:** Yes – 2020 CPIP Priority 1 of 3 in FY21 (estimated at \$60,578,993)
- CHE Approval:** N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY17 Proviso 118.16 (Nonrecurring)	17,800,000	(17,800,000)			
Other, FY19 Proviso 112.1		54,078,993	54,078,993		54,078,993
Other, SLED Record Search Fees				8,775,442	8,775,442
All Sources	<u>17,800,000</u>	<u>36,278,993</u>	<u>54,078,993</u>	<u>8,775,442</u>	<u>62,854,435</u>

Summary of Work: The budget increase will be used for all interior furniture, fixtures and equipment (including any new lab equipment for the additional space), as well as security and camera systems, audio visual infrastructure and IT infrastructure. The additional budget also includes cost associated with moving the complex and delicate equipment from the existing lab to the new lab and having it calibrated and tested. This project was established to construct a new forensics laboratory building.

Rationale: The original facility has been over-utilized for quite some time. The overcrowding issue does not allow for optimum workflows and does not allow for the number of personnel needed to keep casework current. Per the agency, all areas of forensic services currently experience backlogs in excess of acceptable levels. A programming study revealed that a proper size facility to handle current, as well as, future caseloads should be in the 100,000 square foot range.

Facility Characteristics: The new building being constructed is 118,000 square feet and will be completed in July 2022. The original laboratory building was approximately 60,000 square feet and was constructed in 1990 (30 years old). The new building will be utilized by 150 Forensic Lab employees.

Financial Impact: The project will be funded from SLED Record Search Fee Funds (uncommitted balance \$25.6 million at July 30, 2020). Revenue to this fund is received from the State Law Enforcement Division who charges and collects a fee of twenty-five dollars for each criminal record search conducted, operation of the division's

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criminal justice computer/communications center and not expended during the prior fiscal year may be forwarded and expended for the same purpose in the current fiscal year. The project is expected to result in an increase of \$208,330 (year 1), and \$500,000 (years 2 and 3) in annual operating expenses.

Full Project Estimate: \$60,854,435 (internal) funded by Appropriated State, FY19 Proviso 112.1 and SLED Research Fee Funds. Construction completion is expected in July 2022.

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Phase II Budget Increase

- (j) Project: JBRC Item 14. Office of the Adjutant General
E24.9793, Armory Revitalization (Annualized)
- Request: Increase the Phase II budget to continue with the final design and construction of the Easley Armory.
- Included in CPIP: Yes - 2019 CPIP Priority 3 of 18 in FY20 (estimated at \$23,346,000)
- Phase II Approval: November 2016 (estimated at \$10,500,000) (JBRC/SFAA)
- Phase II Increase Approval: September 2018 (estimated at \$13,500,000) (Admin.)
- CSOF Approval: September 2018 (estimated at \$13,500,000) (JBRC Staff)
- Phase II Increase Approval: December 2019 (estimated at \$19,600,000) (JBRC/SFAA)
- CSOF Approval: April 2020 (estimated at \$20,000,000) (Admin.)
- Phase II Increase Approval: June 2020 (estimated at \$21,000,000) (JBRC/SFAA)
- CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY16 Capital Reserve	5,000,000	-	5,000,000	-	5,000,000
FY19 Capital Reserve	-	3,000,000	3,000,000	1,050,000	4,050,000
Appropriated State, FY20 Proviso 118.16 (nonrecurring)	-	-	2,000,000	-	2,000,000
Federal, National Guard Bureau	5,500,000	2,500,000	10,500,000	1,050,000	11,550,000
Other, FY20 Armory Maintenance	-	-	500,000	-	500,000
All Sources	<u>10,500,000</u>	<u>5,500,000</u>	<u>21,000,000</u>	<u>2,100,000</u>	<u>23,100,000</u>

Summary of Work: The project was established to complete significant repairs at ten (10) Readiness Centers (aka; Armories) that are in the worst conditions of disrepair of the 63 RCs and are chosen based on the A/E's assessment/design. The centers include Greenwood, Lancaster, Greenville, Florence, Sumter, Clemson, Laurens, Union, Hartsville, and Easley. Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include; 1) Roof replacement or repairs. Roofs will be replaced at Florence, Sumter, Easley, Laurens, Clemson, Union and Hartsville because each roof is approximately 40+ years old. Five armories have built-up bituminous roofing systems and two have standing seam metal roofs and all will be replaced with the same roofing material. All roofs will come with a minimum 20-year warranty. 2) HVAC systems maintenance and/or repairs. 3) Replacing existing exterior windows, doors and storefront systems. 4) Interior renovations of latrines, kitchen, lighting, fire suppression, carpeting/flooring, painting of interior & exterior walls. 5) Electrical system upgrades. 6) Site improvements and repairs of parking lots, stormwater systems, security fencing, security lighting. 7) Foundation, structure and exterior wall repairs.

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Rationale: In most cases, items require replacement since they have exceeded their service life. In accordance with Federal law, the State of South Carolina is obligated to the National Guard Bureau to provide operation and maintenance funding for those facilities if there is a federally recognized unit assigned to the facilities.

Facility Characteristics: Each armory is 45,000 to 65,000 square feet and were constructed in 1970 (50 years old). The agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed. Each armory will be utilized by 300+ National Guardsman statewide.

Financial Impact: The project will be funded with Federal, National Guard Bureau Funds (uncommitted balance \$3,000,000 on August 13, 2020). Revenue to this fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project will also be funded with FY19 Capital Reserve Funds (uncommitted balance \$1,550,000 at August 13, 2020). The project (Easley Armory), is expected to result in an increase of \$750 (years 1 thru 3) in annual operating expenses.

Full Project Estimate: \$45,524,000 (internal) funded by Capital Reserve, Appropriated State and National Guard Bureau Funds. Contract execution is expected in September 2020 for Sumter with construction completion in September 2021.

Other: 4 of 10 facilities (Greenwood/Lancaster/Greenville) have been completed. 1 of 10 (Florence) is presently under renovation and will be completed by the end of 2020. 1 of 10 (Sumter) will be bid and awarded by September 2020 and Easley is in the final stages of the full design and plan to award next Federal FY21.

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- (k) Project: JBRC Item 26. Department of Natural Resources
P24.6006: Richland – Regional Skeet/Trap Event Range
- Request: Establish Phase II for the construction of a Regional Skeet and Trap Event Facility, located at the DNR Wateree River in Richland County.
- Included in CPIP: Yes – 2019 CPIP Priority 16 of 26 in FY21 (estimated at \$4,000,000)
Phase I Approval: December 2019 (estimated at \$4,000,000) (SFAA)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Appropriated State, Proviso 118.16 (nonrecurring)	60,000		60,000	690,000	750,000
Federal, USFWS Grant				3,000,000	3,000,000
Other, Boyd Foundation Donation				200,000	200,000
Other, National Wild Turkey Federation				50,000	50,000
All Sources	<u>60,000</u>		<u>60,000</u>	<u>3,940,000</u>	<u>4,000,000</u>

Summary of Work: This project entails the design, permitting, site development, and construction of a Regional Skeet/Trap Event Facility. The project will entail the site preparation and construction to include eight skeet/trap field overlays, pavilion and classroom, sidewalks, access road, parking lots and improvements to the property and structures needed to support the State Skeet/Trap Event Facility and provide ADA accessibility.

Rationale: With this project, DNR is seeking to take advantage of federal funds that are being made available specifically for range construction projects. The importance of such funding opportunities is that they allow the agency to initiate projects which conform to DNR objectives. These objectives include: (1) a safe area for constituents to participate in recreational shooting or to practice shooting prior to going hunting; and (2) an area that the agency can utilize for hands-on training for hunter education students and recruitment for hunters and recreational shooters. This facility is needed to meet the increasing demand for shooting sports in the state, particularly in the agency's Scholastic Clay Targets Sports Program (SCTS). Over the years SCTS has seen an upsurge in participation which has resulted in the need for facilities with the capacity to host local, state and national events. The proposed Regional Skeet/Trap Event Range will be located in the central midlands making it easily accessible to all areas of the state.

Facility Characteristics: This Regional Skeet and trap Event facility will be located at the DNR Wateree River WMA on US Hwy 378 in lower Richland County near the Town of Eastover. The new facility will include a 20,207 square foot classroom, 6,174

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square foot pavilion, 1,120 square foot restrooms, and 1,120 square foot storage room for a total of 28,621 square feet.

Financial Impact: The project will be funded from Appropriated State, FY20 Proviso 118.16 (nonrecurring) Funds (uncommitted balance \$690,000 at July 31, 2020) US Fish & Wildlife Service for Hunter Education and Wildlife Restoration Grant Funds (uncommitted balance \$3,000,000 at July 31, 2020), Boyd Foundation Donation Funds (uncommitted balance \$200,000 at August 7, 2020), and National Wild Turkey Federation Funds (uncommitted balance \$50,000 at August 7, 2020). Revenue received for the US Fish & Wildlife Service Grant is an allocation for Hunter Education and Wildlife Restoration, which is generated from a federal excise tax on ammunitions, firearms, archery equipment, etc. Revenue received from the Boyd Foundation and National Wild Turkey Federation Funds are donations received for the purpose of funding the Regional Event Range Facility and promoting shooting sports. The project is expected to result in an increase of \$180,755 (year 1), and \$140,000 (years 2 and 3) in annual operating expenses.

Full Project Estimate: \$4,000,000 (internal) funded by Appropriated State, Proviso 118.16 (nonrecurring), USFWS Grant, Boyd Foundation Donation and National Wild Turkey Federation Funds. Contract execution is expected in January 2021 with construction completion in May 2021.

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Phase II Budget Increase

- (I) **Project:** JBRC Item 30. Department of Parks, Recreation & Tourism
P28.9771: Asbestos, Mold, and Lead Paint Abatement
- Request:** To increase the Phase II budget to add an additional 24 facilities for removal of hazardous materials from park facilities.
- Phase II Approval:** April 2019 (estimated at \$500,000) (Admin.)
- Included in CPIP:** Yes – 2019 CPIP Priority 3 of 5 in FY22 (estimated at \$500,000)
- CHE Approval:** N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve	7,500	492,500	500,000		500,000
Other, Medal of Honor Museum				500,000	500,000
All Sources	<u>7,500</u>	<u>492,500</u>	<u>500,000</u>	<u>500,000</u>	<u>1,000,000</u>

Summary of Work: The additional facilities to be added are Hunting Island Superintendent Residence, Huntington Beach Park Office, Hampton Plantation Mansion House, Edisto Beach Park Office, Colleton Support Facilities, Rivers Bridge Superintendent Residence and Ranger Residence, Santee Cabin 8, Barnwell Cabins 2 & 3, Ranger Residence & Laundry Building, Lee Superintendent Residence, Croft Senior Ranger Residence, Caesars Head Manager's Residence, Keowee Toxaway Manager's Residence, Rental Cabin and Old Office/Museum, Paris Mountain Manager's Residence, Table Rock Barracks, Hickory Knob Tackle Shop and Lake Greenwood Superintendent's Residence. The project was established to remove hazardous materials (asbestos and mold) from 22 park facilities statewide and was intended to be an annualized project. The original facilities included Redcliffe Plantation historic mansion, Hickory Knob motel rooms, Oconee cabins, Charles Towne Landing residence, Colleton residence, Givhans Ferry residence, Edisto Beach residence, Huntington Beach residence, Kings Mountain residence, Oconee residences. The original facilities were finished during the late winter and early spring with the exception of the Oconee residence and cabin which will be completed this fall. Projects have been prioritized, but execution of work will be based on the facility availability.

Rationale: These facilities were identified in the 2001 Statewide Asbestos Survey and have asbestos in the flooring, ceiling and sheetrock mud. HVAC insulation systems also have asbestos issues. This project is needed to remove hazardous materials from the public and staff, and to comply with EPA and SCDHEC regulations. This project will improve the indoor air quality and provide a healthier indoor environment for the visitors and staff.

Facility Characteristics: The facilities included in this project are 500 square feet to 6,397 square feet and were constructed between 1730 (290 years old) and 1993 (27 years old). These facilities include employee residences, visitor overnight accommodations and a historic mansion. The facilities are utilized by park visitors and staff at

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approximately 450,000 people a year.

Financial Impact: The project will be funded from Medal of Honor Museum Funds (uncommitted balance \$900K at August 10, 2020). Revenue to this fund was directed to state park maintenance via Proviso 49.18. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,000,000 (internal) funded by FY19 Capital Reserve Funds and Medal of Honor Museum Funds. Construction completion is expected in December 2021.

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Establish Project for A&E Design

(m) Project: JBRC Item 31. Department of Motor Vehicles
R40.9614: CDL Program Improvement Grant

Request: To establish Phase I design to refurbish CDL Skills Test Courses and to restripe CDL Skills Test Courses.

Included in CPIP: Yes – 2019 CPIP Priority 1 of 9 in FY20 (estimated at \$158,578)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, CDLPI Grant				83,358	83,358
Other, Earmarked Cash				113,642	113,642
All Sources				<u>197,000</u>	<u>197,000</u>

Summary of Work: The project includes refurbishment and restriping at the following field offices that provide CDL testing: Bennettsville, Greenville (Saluda Dam), Greenwood, Ladson, North Augusta, Rock Hill, and Sumter. These seven (7) field offices will be resurfacing. Two (2) field offices, Myrtle Beach Common and Shop Road, will be restriped.

Rationale: Renovating our CDL sites will provide a safe testing and training area for South Carolina citizens,

Facility Characteristics: The nine locations included in this project are between 1,192 square feet and 9,286 square feet (per Federal Regulations all sites are 250' x 70') and were constructed between 1975 (45 years old) and 1990 (30 years old). These facilities are utilized by SC citizens who come to the SCDMV and pursue a Commercial Driver's License, after initially obtaining their written permit test, and then passing the Commercial Driver's License test on the skills test pad. SCDMV CDL examiners/trainers will be able to train third party testers, future CDL drivers and other DMV employees. There are several different class types of Commercial Drivers Licenses - which range from driving buses, firetrucks, and semi-tractor/trailer combinations. Approximately 8,000 South Carolinians attempt the CDL exam with 6,000 people passing the CDL exam every year.

Financial Impact: The project will be funded from Federal, Commercial Driver's License Program Grant Funds (uncommitted balance \$1.1 million at July 9, 2020), and Other, Earmarked Cash Funds (uncommitted balance \$11.2 at July 9, 2020). Proviso 82.6 DMV Fund Balance Carry Forward allows SCDMV to expend carry forward funds not designated for REAL ID and/or Phoenix III for expenditures as needed. The Phase I amount requested is 16.52% of the estimated cost to complete the project and the additional amount will be used to investigate the soil conditions at 7 of the sites in the project. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,192,050 (internal) funded by CDLPI Grant Funds and Earmarked Cash Funds.

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AUTHORITY ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office. All items have been reviewed favorably by the Joint Bond Review Committee.

ATTACHMENTS:

Agenda item worksheet and attachments

SFAA Items - October 13, 2020

SFAA Item	JBRC Item	Agency Code	Agency Name	Project ID	Project Name	Action Proposed	Included in CIP?	Current Budget	Requested Change	Phase I	Total Phase II Budget	SOF (excludes proposed Phase II if currently seeking Phase I)
(a)	2	H24	SC State University PSA	9658	SC State PSA Building Acquisition (Pee Dee Cluster)	Final Land Acquisition	No	20,000	1,250,000	20,000	1,270,000	Federal - USDA Facilities Grant
(b)	3	H27	University of South Carolina - Columbia	6130	Taylor House Maintenance Renovation	Establish Phase II	Yes	24,500	1,605,500	24,500	1,630,000	Other - Private Gifts / Other - Institutional Capital Project
(c)	4	H51	Medical University of South Carolina	9851	Basic Science Building Air Handler Unit #1 (West Side) Replacement	Establish Phase II	Yes	67,500	4,872,500	67,500	4,940,000	Other - Institutional Reserves / Other - Deferred Maintenance
(d)	5	H59	Midlands Technical College	6162	Midlands - Airport Learning Resource Center Improvements	Establish Phase I	Yes	-	37,500	37,500	2,500,000	Other - County
(e)	Sep.	H59	Midlands Technical College	6140	Midlands Center for QuickJobs Training and Workforce Development	Establish Phase II	Yes	1,050,000	28,950,000	1,050,000	30,000,000	Institution Bonds / Other - County / Other - Institutional Capital Project / Other - College
(f)	6	H59	Northeastern Technical College	6163	Marlboro Campus Renovations	Establish Phase I	Yes	-	82,657	82,657	5,510,497	Other - Restricted Capital Contributions
(g)	7	D50	Department of Administration	6052	Elevators Modernization & Controls Replacement	Establish Phase I	Yes	-	120,000	120,000	4,450,000	Other - Depreciation Reserve
(h)	8	D50	Department of Administration	6054	SCCB - Buildings A, B, C & D - Replace HVAC Units and Light Fixtures	Establish Phase I	Yes	-	77,350	77,350	5,156,685	Other - SC Commission for the Blind Grant
(i)	11	D50	Department of Administration	9976	New SLED Forensic Laboratory Building	Phase II Increase	Yes	54,078,993	8,775,442	17,800,000	62,854,435	Other - FY19 Proviso 112.1 / Other - SLED Record Search Fees
(j)	14	E24	Office of the Adjutant General	9793	Armory Revitalization (Annualized)	Phase II Increase	Yes	21,000,000	2,100,000	10,500,000	23,100,000	FY16 & FY19 Capital Reserve / Appropriated State - FY20 Proviso 118.16 (nonrecurring) / Federal - National Guard Bureau / Other - FY20 Armory Maintenance
(k)	26	P24	Department of Natural Resources	6006	Richland - Regional Skeet/Trap Event Range	Establish Phase II	Yes	60,000	3,940,000	60,000	4,000,000	Appropriated State - FY20 Proviso 118.16 (nonrecurring) / Federal - USFWS Grant / Other - Boyd Foundation Donation / Other - National Wild Turkey Federation
(l)	30	P28	Department of Parks, Recreation & Tourism	9771	Asbestos, Mold, and Lead Paint Abatement	Phase II Increase	Yes	500,000	500,000	7,500	1,000,000	FY19 Capital Reserve / Other - Medal of Honor Museum
(m)	31	R40	Department of Motor Vehicles	9614	CDL Program Improvement Grant	Establish Phase I	Yes	197,000	197,000	197,000	1,192,050	Federal - CDLPI Grant / Other - DMV Earmarked Cash Reserves